

# **PROPOSED**

## **CITY OF FORT LAUDERDALE** **ANNUAL ACTION PLAN OF THE CONSOLIDATED PLAN** **FOR THE 2011-2012 PROGRAM YEAR** **BUDGET and NARRATIVE SUMMARY**

The federal government requires that an Annual Action Plan be submitted to the U.S. Department of Housing and Urban Development (HUD) before the City can receive certain federal funds, including funds under the following programs: Community Development Block Grant (CDBG); HOME Investment Partnership Program (HOME); Emergency Shelter Grant (ESG) program; and Housing Opportunities for Persons with AIDS (HOPWA). The 2011-12 estimated allocations from HUD to the City for these programs are: **ESG \$125,780, HOME \$969,849, HOPWA \$9,305,740 and CDBG \$1,865,064.** A summary of proposed activities for these programs is as follows.

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### **EMERGENCY SHELTER GRANT (ESG) PROGRAM**

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<b>PROPOSED ACTIVITIES 2011-2012 ESG BUDGET:</b>	<b>\$125,780.00</b>
<b>Homeless Assistance</b>	<b>\$ 83,643.70</b>
<b>Homeless Prevention</b>	<b>\$ 35,847.30</b>
<b>Administration</b>	<b>\$ 6,289.00</b>

**HOMELESS ASSISTANCE CENTER:** Funds will be provided to the Broward Partnership for the Homeless, Inc for continued operation of the Homeless Assistance Center on Sunrise Boulevard. Funds will be used for operation activities that include: maintenance, operation, insurance, utilities and furnishings, except that not more than 10% of the amount of this grant received may be used for costs of staff. Operating costs means expenses incurred by Broward Partnership for the Homeless, Inc., for the administration, maintenance, repair and security of such housing: and utilities, fuels, furnishings, and equipment. Broward Partnership for the Homeless, Inc., must provide a match to the ESG funds as described in 24 CFR 576.51.

**HOMELESS PREVENTION:** Continued funding to Broward County, via the Family Success Administration Division, for operation of the Homeless Prevention Program. The funds will be used to provide short-term rent assistance and utilities (*water/electricity*) to Ft. Lauderdale families facing eviction notices or notices of termination of utility services. The assistance is limited to six months or \$3,000 per household. The Broward County Family Success Administration Division must provide a match to the ESG funds as described in 24 CFR 576.51.

**ADMINISTRATION:** The City is permitted to use 5% of its annual ESG allocation for administration of ESG programs.

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**HOME**

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**PROPOSED ACTIVITIES 2011-2012 HOME BUDGET** **\$969,849.00**

<b>CHDO Set Aside</b>	<b>\$145,477.35</b>
<b>Housing Rehabilitation/Replacement</b>	<b>\$338,693.75</b>
<b>Purchase Assistance</b>	<b>\$388,693.00</b>
<b>Administration</b>	<b>\$ 96,984.90</b>

**CHDO SET-ASIDE:** The City is required to set-aside 15% of its annual HOME allocation for an eligible Community Housing Development Organization (CHDO). These non-profit organizations are committed to develop affordable housing in the communities they serve. A formal RFP process will be used to select the CHDO(s), which will receive the assistance.

**HOUSING REHABILITATION/REPLACEMENT:** Funds will be used to provide assistance to eligible homeowners throughout the City to bring their homes up to standard condition and to construct new homes for eligible homeowners whose units are beyond repair. The assistance will be provided in the form of 0% interest deferred loans. The maximum award per unit is \$205,000.

**PURCHASE ASSISTANCE:** Funds will be used to provide purchase assistance to qualified homebuyers in the form of First Mortgage Loans and/or deferred payment Second Mortgages. Second mortgage assistance can be applied toward down payment, closing costs and or principle reduction for the purchase of eligible owner-occupied housing, which includes single-family homes, town homes and villas. The maximum award per unit is \$75,000. The maximum award per City-owned infill housing unit is \$100,000

**ADMINISTRATION:** The City is permitted to use 10% of its annual HOME allocation for administration of HOME programs. The required match for HOME activities will be provided by State Housing Initiatives Partnerships (SHIP) Program funds.

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**HOPWA**

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**PROPOSED ACTIVITIES 2011-12 HOPWA BUDGET:** **\$ 9,305,747.00**

**HOMELESS MANAGEMENT INFORMATION SYSTEM** **\$ 70,000.00**

**ADMINISTRATIVE AIDE** **\$ 20,000.00**

**HOUSING QUALITY STANDARDS CONTINGENCY** **\$ 30,000.00**

**PROJECT BASED RENT**

**Facility Rehabilitation** **\$ 300,000.00**

**HCD Administered program for HOPWA eligible seniors** **\$ 47,643.59**

<b>BROWARD HOUSE</b>	<b>\$ 5,000,000.00</b>
<ul style="list-style-type: none"> <li>• Assisted Living Facility</li> <li>• Emergency Transition Housing</li> <li>• Community Based Housing</li> <li>• Substance Abuse Housing</li> <li>• Project Based Rent</li> <li>• Tenant Based Rental Voucher Program <ul style="list-style-type: none"> <li>○ <b>\$2,835,720.00 must be utilized to fund the TBRV program</b></li> </ul> </li> </ul>	
<b>BROWARD REGIONAL HEALTH PLANNING COUNCIL</b>	<b>\$ 954,845.43</b>
<ul style="list-style-type: none"> <li>• Short-Term, Rent, Mortgage, &amp; Utilities (STRMU)</li> <li>• Permanent Housing Placement</li> <li>• Housing Case Management</li> </ul>	
<b>SHADOWOOD II, INC.</b>	<b>\$ 1,194,951.00</b>
<ul style="list-style-type: none"> <li>• Emergency Transition Housing</li> <li>• Substance Abuse Housing</li> <li>• Mental Health Housing Assistance</li> <li>• Community Based Housing</li> <li>• Project Based Rental Assistance</li> </ul>	
<b>CARE RESOURCES</b>	<b>\$ 139,575.33</b>
<ul style="list-style-type: none"> <li>• Housing Case Management</li> </ul>	
<b>SUSAN B. ANTHONY</b>	<b>\$ 162,800.00</b>
<ul style="list-style-type: none"> <li>• Substance Abuse Housing</li> <li>• Project Based Rental Assistance</li> </ul>	
<b>HOUSE OF HOPE</b>	<b>\$ 233,879.52</b>
<ul style="list-style-type: none"> <li>• Substance Abuse Housing</li> </ul>	
<b>MINORITY DEVELOPMENT EMPOWERMENT, INC.</b>	<b>\$ 150,000.00</b>
<ul style="list-style-type: none"> <li>• Housing Case Management</li> </ul>	
<b>MOUNT OLIVE DEVELOPMENT CORPORATION</b>	<b>\$ 722,879.72</b>
<ul style="list-style-type: none"> <li>• Emergency Transition Housing</li> <li>• Project Based Rental Assistance</li> <li>• Housing Case Management</li> </ul>	
<b>Administrative Expenses</b>	<b>\$ 279,172.41</b>

**HOMELESS MANAGEMENT INFORMATION SYSTEM (HMIS):** Continued annual support and maintenance for registered users of the automated service delivery program (Provide Enterprise), customization & report writing services, and training.

**ADMINISTRATIVE AIDE:** Continued partial funding for a project delivery position responsible for coordinating and providing support for special needs housing continuum committees/boards and assist in preparation and delivery of technical assistance training/presentations for contracted agencies and/or consumers.

**HOUSING QUALITY STANDARDS INSPECTION CONTINGENCY:** Continued contingency is to provide funding for periodic Housing Quality Standards (HQS) inspections of housing units funded by HOPWA as required by the U.S. Department of Housing & Urban Development (HUD). The HQS inspectors are on staff and will be utilized as needed.

**PROJECT BASED RENT:**

- **Facility Rehabilitation:** As a result of our current housing inspections, these funds will be utilized to assist current contracted HOPWA facility and project based rent providers the necessary resources to rehab their facilities to comply with HUD Housing Quality Standards.
- **City Managed Housing Program for HOPWA Eligible Seniors:** The City currently owns a triplex and a duplex that are available for occupancy. The funds for this program will be utilized to house HOPWA eligible seniors in these units. The City will manage the housing and supportive services needed to ensure clients are provided safe, decent and affordable housing.

**SHORT-TERM, RENT, MORTGAGE & UTILITIES (STRMU):** Continued support for emergency financial assistance for payment of Rent, Mortgage and Utilities for persons with HIV/AIDS. Rent or mortgage payments will be limited to 21 weeks per year per household and will be made directly to the landlord or mortgage company. No payments are made directly to a client. Utility payments will be limited to \$1,000 per year and will be disbursed directly to the utility company.

**PERMANENT HOUSING PLACEMENT ASSISTANCE:** Continued support, providing persons living with HIV/AIDS financial assistance to move into independent housing units and pay for first, last and security deposits. Clients should be homeless, or reside in a residential treatment center, transitional or short-term housing facility. Clients who reside in independent housing are ineligible unless they have a need to move. Clients will have to demonstrate the ability to continue to pay the rent after initial assistance.

**ASSISTED LIVING FACILITY PLACEMENTS:** Continued support for placement in Assisted Living Facilities. The program will be provided for clients who require 24-hour supervision, medical services, and assistance with their activities of daily living for persons living with HIV/AIDS. Meals, housekeeping, and all utility costs are included.

**SUBSTANCE ABUSE HOUSING:** Continued support for persons with HIV/AIDS who also have a substance abuse problem requiring residential treatment would be able to receive housing

support for eligible clients for a maximum of 180 days in a calendar year. The agency must begin transitioning the client into an appropriate housing solution after 150 days.

**MENTAL HEALTH HOUSING:** Continued support to provide safe and secure housing with appropriate supportive services for HOPWA eligible clients challenged by Level I Mental Illness.

**PROJECT-BASED RENTAL ASSISTANCE:** Continued support for apartment units operated by nonprofit organizations for HIV/AIDS clients. Clients will be required to pay either 10% of gross income or 30% of adjusted income for rent and utilities whichever is greater.

**TENANT BASED RENTAL VOUCHER:** Continued support to provide lower-income HIV/AIDS persons or families rental assistance to live in private, independent apartment units. The household assisted will be required to pay no more than 10% of its gross income or 30% of adjusted income for rent and utilities, whichever is greater. The voucher will pay the difference. A utility allowance will be used to determine utility costs.

**EMERGENCY TRANSITION HOUSING:** Continued support to provide short-term emergency supported housing for up to sixty (60) days for HOPWA eligible clients with appropriate supportive services to assess the needs of clients and transition them into an appropriate housing solution.

**COMMUNITY BASED HOUSING RESIDENCE ASSISTANCE AND SERVICE:** Continued support to provide housing and supportive services in a multi-person, multi-unit residence designed as a residential alternative to institutionalized care; to prevent or delay the need for such care.

**HOUSING CASE MANAGEMENT:** To provide housing service plans that establish or maintain a stable living environment in housing that is decent, safe, and sanitary; reducing the risk of homelessness, and to improving access to health care and supportive services.

**ADMINISTRATION:** HOPWA provides 3% of the total grant for administrative costs. These funds will be used to pay for staff and office space to operate the HOPWA program.

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#### **COMMUNITY DEVELOPMENT BLOCK GRANT**

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**PROPOSED ACTIVITIES FOR 2011-12 BUDGET: \$1,865,064.00**

<b><u>CDBG ACTIVITIES REQUESTING AGENCIES</u></b>	<b><u>APPROVED FUNDING FOR 2010 -- 2011</u></b>	<b><u>REQUESTED FUNDING FOR 2011 -- 2012</u></b>
<b><u>HOUSING PROGRAMS</u></b>		
➤ Rehabilitation	\$ 42,095.20	\$ 50,000.00
➤ Barrier-Free	\$ 50,000.00	To Be Determined By City Commission
➤ Transitional Housing Management	\$ 25,000.00	\$ 0.00

**NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)**

➤ Mount Bethel ( <i>Childcare Assistance Program</i> )	\$ 150,000.00	\$ 200,000.00
➤ Mount Bethel ( <i>Family Resource Center</i> )	\$ 60,000.00	\$ 150,000.00
➤ Housing Authority ( <i>STEP-UP Apprenticeship Program</i> )	\$ 175,000.00	\$ 250,000.00

**ECONOMIC DEVELOPMENT ACTIVITIES**

➤ Small Business Assistance	\$ 150,000.00	\$ 150,000.00
➤ H.O.M.E.S., Inc.	—	\$ 150,000.00

**PUBLIC SERVICE ACTIVITIES\* (*as Recommended by the CSB*)**

➤ Broward Partnership for the Homeless	\$ 22,545.00	\$ 22,545.50
➤ Broward Performing Arts Foundation	—	\$ 45,000.00
➤ Childnet, Inc.	—	\$ 50,000.00
➤ Covenant House	—	\$ 20,537.10
➤ Luz Del Mundo – Light of the World Clinic	—	\$ 35,000.00
➤ Second Chance Society	—	\$ 21,600.00
➤ Senior Volunteer Services	\$ 20,760.00	\$ 20,077.00

\* The amount of Public Service funding provided cannot exceed \$279,759.60.

**OTHER PUBLIC SERVICE ACTIVITIES\***

➤ Fair Housing Activities	\$ 15,000.00	\$ 15,000.00
➤ Homeless Prevention ( <i>Broward County Family Success Center</i> )	\$ 50,000.00	\$ 50,000.00
➤ Housing Enterprises ( <i>Community Bus Shuttle</i> )	\$ 25,000.00	\$ 50,000.00

\* The amount of Public Service funding provided cannot exceed \$279,759.60. These requests are also considered within The Public Services maximum cap. Based on the requests received, the Public Service Category needs to be reduced by \$50,000.

**OTHER CDBG ACTIVITIES**

➤ CRA Activities	\$ 20,000.00	\$ 30,000.00
➤ Mount Bethel ( <i>Transitional Housing Program</i> )	—	\$ 250,000.00
➤ Loving Place ( <i>Shelter Program for Female Veterans</i> )	—	\$ 250,000.00
➤ MorningDay Community Services ( <i>Affordable Workforce Housing Program</i> )	—	\$ 100,000.00
➤ Public Works Department Projects	\$ 550,000.00	To Be Determined
1. BCIP		By City Commission
2. CIP		\$ 30,000.00
3. NCIP		
4. Water Works 2011		\$ 268,000.00
5. Other District #1 Project Proposals		
6. Other District #2 Project Proposals		
7. Other District #3 Project Proposals		
8. Other District #4 Project Proposals		

**CDBG ADMINISTRATION**

➤ General Administration	\$ 446,893.80	\$ 373,012.80
➤ Rehabilitation Administration	\$ 275,000.00	\$ 275,000.00

**ANTICIPATED CDBG PROGRAM INCOME\***

\$ 220,000.00

\*Any program income received will be added to the ongoing approved projects, as needed.

**PLEASE NOTE:** The total CDBG funding requests (*as listed above*) equal \$2,855,772.40. This amount exceeds the available CDBG funding by \$990,708.40.

**HOUSING PROGRAMS**

**REHABILITATION:** Funds are used to make emergency plumbing, roofing, electrical and structural repairs to homes occupied by income eligible homeowners. The maximum award per unit is \$205,000.

**BARRIER-FREE:** This program is designed to remove barriers, improve accessibility to the elderly (*62 years of age or older*) and disabled persons, and to provide for health and safety repairs. The maximum award per unit is \$50,000.

**TRANSITIONAL HOUSING MANAGEMENT:** Funds are used for management of the City's transitional properties used to house our clients while a replacement home is being built for them or while their homes are being rehabbed under our housing program.

**NEIGHBORHOOD REVITALIZATION STRATEGY AREA (NRSA)**

The purpose of this Neighborhood Revitalization Strategy Area (NRSA) is to continue the efforts of the past years to revitalize the northwest quadrant of the City. The boundaries for the NRSA are: N.W. 7th Avenue on the east; Broward Boulevard on the south; I-95 on the west; and Sunrise Boulevard on the north. The target area has been designed to be of manageable and efficient size, so that proposed activities can be accomplished within a five-year time frame.

**MOUNT BETHEL (Childcare Assistance Program):** Funds will provide low-income Ft. Lauderdale families who meet prescribed criteria a voucher program to provide affordable childcare assistance for care of children between ages of 0 – 11 years of age.

**MOUNT BETHEL (Family Resource Center):** Funds will provide low-income Ft. Lauderdale families who meet prescribed criteria neighborhood-based support services which include, but not limited to, case management, information and referral, parenting education and support, diversion services, foster care related services, employability/self-sufficiency training, family literacy, emergency financial assistance and child care.

**HOUSING AUTHORITY (Step-UP Program):** The Housing Authority of the City of Fort Lauderdale is the sponsor agency for a state-registered apprenticeship program known as the Step-Up Apprenticeship Initiative. This is the first program of its type in the South that provides effective and cost efficient educational, skills training and employment opportunities for people in the low-income/public housing neighborhoods to achieve self-sufficiency and economic independence. Funds pay for journeypersons to provide trade skills instruction to participants and may be used for the following: transportation services to job sites and classrooms; one academic instructor for educational remediation services for participants, as well as counseling and case management, and educational supplies.

## **ECONOMIC DEVELOPMENT ACTIVITIES**

**SMALL BUSINESS ASSISTANCE:** Financial assistance is provided in the form of grants, low-interest loans or no interest loans to eligible small businesses within the City.

**HOUSING OPPORTUNITIES, MORTGAGE ASSISTANCE, & EFFECTIVE NEIGHBORHOOD SOLUTIONS, INC. (H.O.M.E.S INC.):** Loan assistance is being requested to complement the thrift store employability skill models program already underway and support the current community garden initiative. The Thrift Store was funded in part by (\$90,000) the City of Fort Lauderdale, through the Community Development Block Grant-Recovery (*stimulus*) funding.

## **PUBLIC SERVICE ACTIVITIES**

The Public Service agencies that carry out these activities are recommended for funding by the Community Service Board (CSB). While there is not a minimum threshold on funding for Public Service Activities, HUD requires that no more than 15% of CDBG funds be used toward this activity.

## **OTHER PUBLIC SERVICE ACTIVITIES**

**FAIR HOUSING ACTIVITIES:** This program provides fair housing education and outreach to residents of the City on fair housing issues, rights and remedies. *Although this is a Public Service Activity that counts against the 15% cap, a formal RFP process is used to select the agency that will provide the service.*

**HOMELESS PREVENTION:** Funds provided assist eligible renters and homeowners who are in danger of being evicted, foreclosed or having utilities shut off. *Although this is a Public Service Activity that counts against the 15% cap, \$50,000 is typically set aside for Broward County's Family Success Center to assist residents of Fort Lauderdale.*

**HOUSING ENTERPRISES (Community Bus Shuttle):** Program offers free transit service for public and affordable housing residents to a targeted population. The targeted population the shuttle serves includes the economically disadvantaged, people with disabilities, the elderly, and people with limited English proficiency. Shuttle will take residents to doctor appointments, social service agencies, and work.

## **OTHER CDBG ACTIVITIES**

**COMMUNITY REDEVELOPMENT AGENCY:** Funds are used for eligible CRA activities.

**MOUNT BETHEL (Transitional Housing Program):** Funds are requested to purchase and operate a Transitional Home for up to 8 youth ages 10 – 17.

**LOVING PLACE (Shelter Program for Female Veterans):** Funds are requested to purchase property and operate a shelter for female veterans and their children.

**MORNINGDAY COMMUNITY SOLUTIONS** (*Affordable Workforce Housing Program*): Funds are requested to purchase and rehabilitate houses for affordable workforce homeownership.

**PUBLIC WORKS DEPARTMENT PROJECTS:** Funds are utilized to address public works projects which include, but are not limited to: WaterWorks 2011, Business Capital Improvement Program (BCIP), Capital Improvement Program (CIP), and the Neighborhood Capital Improvement Program (NCIP).

### **CDBG ADMINISTRATION**

**GENERAL ADMINISTRATION:** Funding for program administrative costs related to planning and execution of community development activities. The City is limited to 20% of its CDBG annual allocation for general administrative costs.

**REHAB ADMINISTRATION:** This line item is known commonly as project delivery costs. It is used to cover salaries and benefits of eligible HCD staff that work within the CDBG and HOME programs.